



2 Salterlee Villas  
Shibden, Halifax, HX3 6XN

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A woodland setting meets bold design  
and rich character in this versatile home



Charnock Bates

The Country, Period & Fine Home Specialist





## 2 Salterlee Villas

Shibden  
HX3 6XN

Guide price: £765,000

### At a glance

- Five double bedrooms plus one single bedroom and a home office
- Extensive gardens with woodland access, outdoor fireplace, and play platform
- Flexible layout ideal for multi-generational living
- Principal suite with walk-in wardrobe and luxury ensuite
- Stylish, feature-rich bathrooms with heritage fittings
- Character kitchen with range and colourful skylights
- Three reception rooms including a dual-aspect lounge
- Driveway for four cars
- Peaceful setting beside a green in a wooded valley

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A woodland setting meets bold design and rich character in this versatile home



Tucked away in a secluded pocket of Shibden that feels more like a private hamlet, 2 Salterlee Villas is a standout home that blends old and new architecture with characterful interiors.

Enveloped by mature trees and overlooking a peaceful green where deer roam and birds sing, the setting alone is captivating – but step inside and you'll find it every bit as unique, characterful, and inviting.



## Ground floor

### Entrance Lounge

Inside, you're met with a wide, light-filled space framed by a stunning picture window that draws your eye straight through to the garden beyond. The exposed stone feature wall adds texture, contrasting beautifully with soft pink tones.

### Cloakroom

A practical space for coats and shoes, set just off the main living area.

### Home office

Fitted with a built-in curved wooden desk and enjoying peaceful views across the green, this study offers a stylish and inspiring place to work from home.

### Sun lounge

A dramatic and sociable room with bifold doors running the full width, opening onto the garden. A feature stone wall is painted in tonal black and white, offset by a cast iron radiator and modern electric fire.

### Ground-floor bedroom

This double room features mullion windows overlooking the green, exposed stonework, and its own ensuite. The ensuite includes a toilet, sink, shower, heated towel rail and a quirky porthole window.







### **Kitchen**

The heart of the home – a charming, shaker-style kitchen with flagstone flooring and colourful skylights in red, blue and yellow. A Rangemaster oven with five-ring gas hob sits beneath a matching extractor, while the kitchen island includes a wine fridge and a chunky rough-cut breakfast bar. An Aduro cylindrical stove adds warmth, and full-width bifold doors create a seamless connection to the garden. A feature archway leads into the sitting room, while a separate pantry adds further functionality.

### **Pantry**

A useful and well-organised space ideal for food storage and additional kitchen essentials.

### **Sitting room**

Cosy and full of character with a multi-fuel stove in a stone fireplace, exposed beams, and a section of exposed stone wall. A window overlooks the green, and a door leads through to the hallway.

### **Hallway**

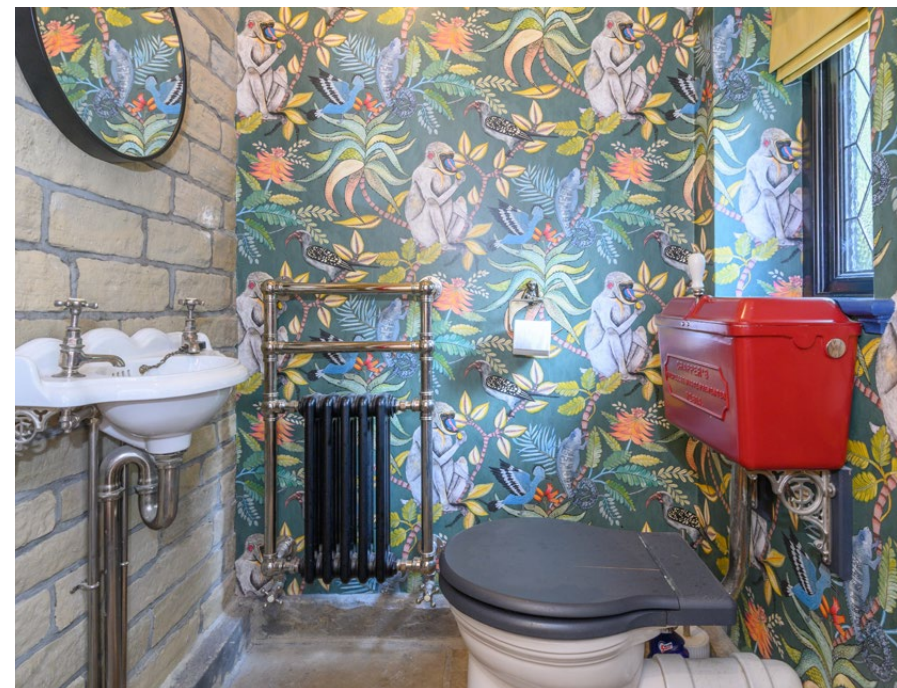
Laid with tartan carpet and complete with an under-stairs cupboard for storage. Provides access to the downstairs WC and additional rooms.

### **Downstairs WC**

Beautifully styled with flagstone flooring, rainforest motif wallpaper, and heritage fittings from Thomas Crapper. Includes a sink, toilet, heated towel rail, and an exposed stone wall.











## First floor

### Landing

The central landing is laid in tartan carpet and branches into two wings, leading to a collection of bedrooms and the main bathroom.

### Single bedroom

Ideal as a nursery, child's room, or additional office. Enjoys views over the green.

### Principal suite

A statement in space and style. The walk-in wardrobe includes four marble-effect wardrobes and a mirrored wall. A rectangular arch leads into a generous double bedroom with a dramatic arched window which commands the entire far wall, a porthole window, exposed stone, and French doors that look out over the garden and surrounding woodland.

### Principal ensuite

Elevated above the main suite, this luxurious ensuite boasts a metal freestanding roll-top bath positioned to enjoy woodland views beneath a Velux window. Includes stone-effect flooring, concrete-style eaves storage, a hexagonal tiled feature wall, matt black fittings, a stone bowl sink, and sleek bath and shower controls.

### Double bedroom one

A large double room with garden views and elegant cornicing.

### Double bedroom two

Another spacious bedroom with cornicing and views across the garden.

### Double bedroom three

Characterful and creative with a built-in TV recess, cast iron radiator, vaulted ceiling sections painted navy with a subtle star motif, and a walk-in wardrobe.

### Family bathroom

Dark and dramatic with a striking gothic feel. Features a freestanding roll-top bath on ornate feet, rainfall shower, heritage fittings from Catchpole & Rye and Thomas Crapper, and a built-in screen for watching TV from the bath. An exposed brick wall adds even more texture and atmosphere.









## Gardens and grounds

Outside, the home truly comes into its own. To the front, a flagged terrace and lawn look out over the tranquil green, framed by mature trees and rich planting – perfect for morning coffee or evening unwinding.

To the rear, bifold doors from both the kitchen and lounge open onto a large flagged terrace with a tree at its centre – a natural focal point for al fresco living. A built-in bread oven and charming wendy house add whimsical charm, while stone steps rise through a rockery to a children's play platform with built-in slide. Beyond lies a gateway into private woodland.

A raised flagstone terrace at the garden's end features an outdoor fireplace and log store, creating an enchanting space for year-round entertaining.







## Key information

- **Fixtures and fittings:**

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

- **Wayleaves, easements and rights of way:**

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

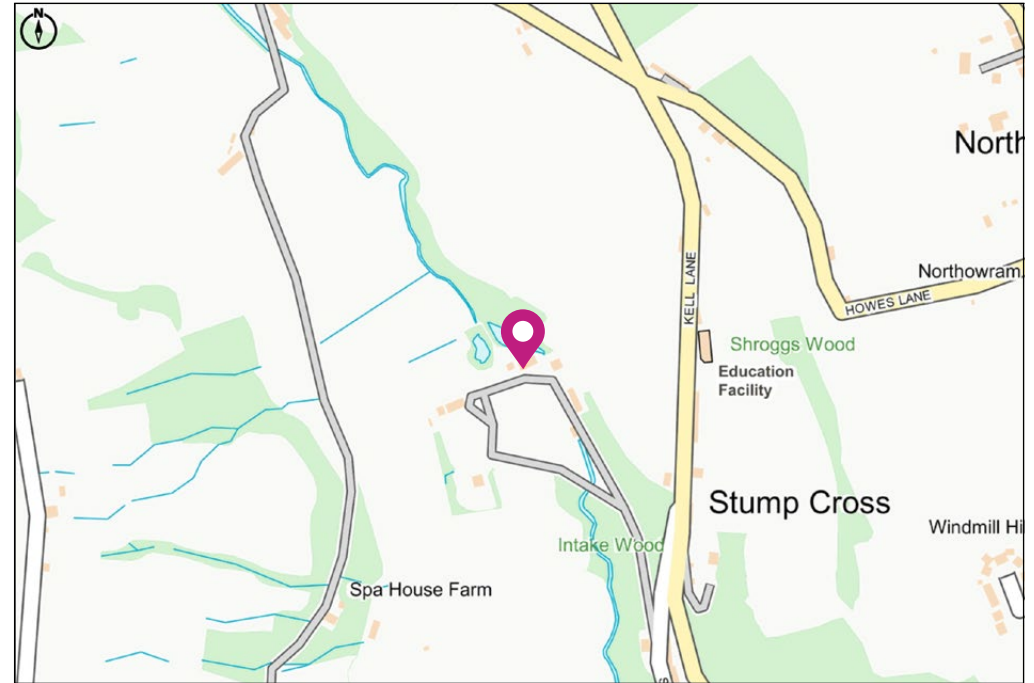
TENURE	Freehold with common managed areas
CONSTRUCTION	Stone
PROPERTY TYPE	Semi-detached
PARKING	Driveway for four cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
ELECTRICITY SUPPLY	EDF
GAS SUPPLY	EDF
WATER SUPPLY	Yorkshire Water
SEWERAGE	Sewerage treatment plant
HEATING	Gas central heating and other gas heating system (both EDF), plus wood burner
BROADBAND	Fibre
MOBILE SIGNAL	Good coverage

According to the Property Information Questionnaire, the property flooded in 2020 due to a hay bale stuck in the culvert. Following this, a government grant authorised the installation of a sump and pump in the back garden to mitigate the risk of a similar incident in the future.

## Location

Nestled in the wooded hillside of Shibden, this peaceful spot combines rural seclusion with excellent access to Halifax town centre and the wider Calder Valley. The Shibden Valley is famed for its scenic beauty, rich history, and welcoming community – and with woodland walks on your doorstep, it's a perfect retreat for nature lovers.

For those seeking a one-of-a-kind home in an enchanting setting, 2 Salterlee Villas offers space, style, and soul in equal measure.



To arrange your private viewing, contact us today.

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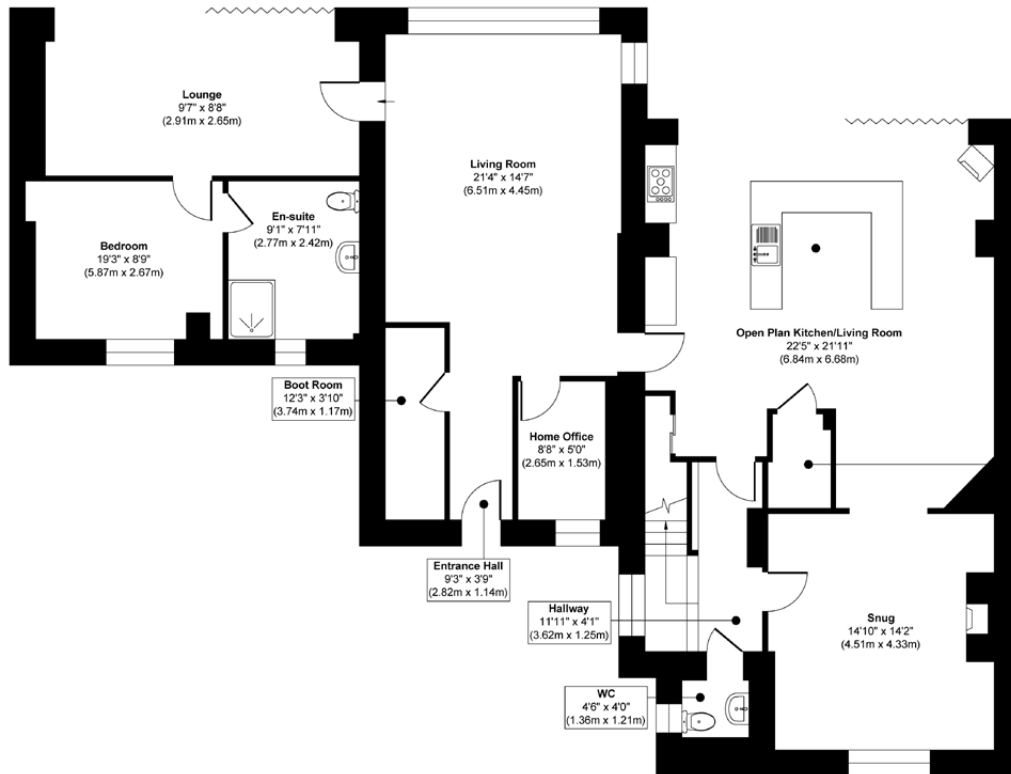
[charnockbates.co.uk](https://charnockbates.co.uk)

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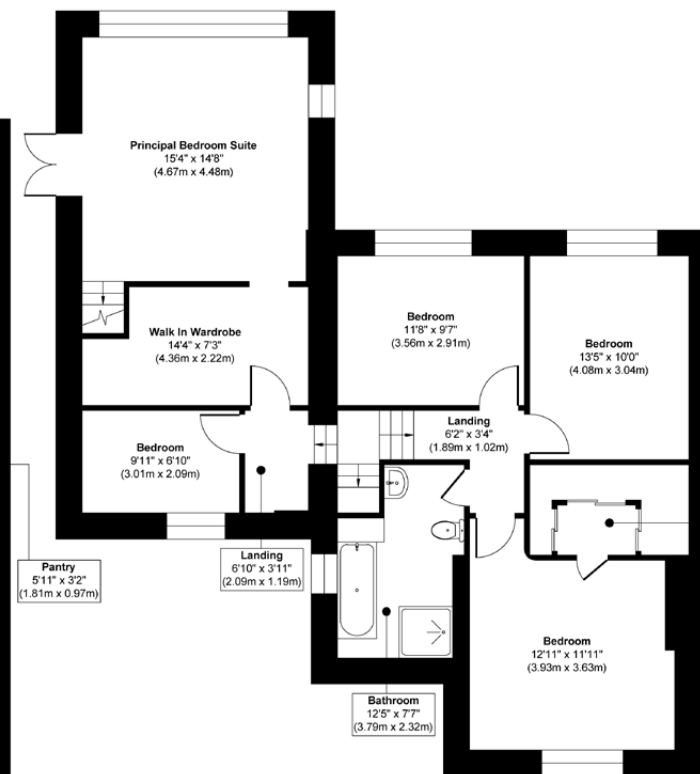


# Floor plans

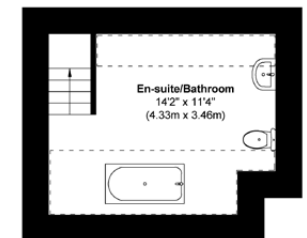
Ground floor



First floor



Second floor



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Total approximate floor area:  
**2,949 sqft (274.18m<sup>2</sup>)**

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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